



City of Seattle

Gregory J Nickels, Mayor

Department of Planning and Development

Diane M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF THE
DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 3006062

Applicant Name: Larry Allen for Darigold, Inc.

Address of Project: 4058 Rainier Avenue South

SUMMARY OF PROPOSED ACTION

Land Use Application to allow installation of four (4) above-ground 50,000-gallon storage tanks and two (2) above-ground resin tanks accessory to a existing food processing/light manufacturing building.

The following approval is required:

SEPA Environmental Determination
(Chapter 25.05, Seattle Municipal Code)

SEPA DETERMINATION: ☐ Exempt ☐ DNS ☐ MDNS ☐ EIS

☒ DNS with conditions

☐ DNS involving non-exempt grading, or demolition,
or involving another agency with jurisdiction.

BACKGROUND DATA

Site and area description

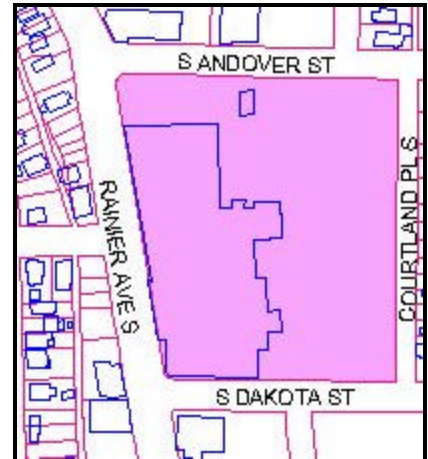
The project site is located on Rainier Avenue South between South Andover Street and South Dakota Street in the Southeast Seattle Reinvestment Area. The site is 296,862 square feet with

various manufacturing buildings totaling 96,770 square feet. The majority of the site is zoned Commercial 2 with a 65 foot height limit (C2-65). There is a narrow strip at the east edge of the site that is zoned NC1-30. This site has been a milk processing plant since 1958. Zoning in the area is mainly Neighborhood Commercial with 30 and 40-foot height limits. Directly east of the project site the zoning is Single Family 5000.

Project Description

The applicant proposes to construct four (4) 50,000 gallon milk silos which will be 12.5 feet in diameter and 60 feet tall located in the approximate center of the site. A 750 square foot alcove building is associated with these four silos. Additionally, the proposal includes two (2) resin silos which will be 11 feet in diameter and 48 feet tall located at the far south end of the site.

Public Comment



Public notice was originally published on November 25, 2006. Notice was again published on December 7, 2006 when the application was revised to include two additional above-ground tanks. The required public comment period ended on December 20, 2006. There was one comment letter sent collectively by three neighbors and concerned ongoing problems with noise and odor at the Darigold site.

ANALYSIS - SEPA

The Department of Planning and Development has analyzed the environmental checklist dated October 27, 2006 and annotated by the Planner; reviewed the project plans, the geotechnical report and additional information in the file. A site visit was also conducted. The area is within an identified environmentally critical area, liquefaction prone, thus development is subject to the provisions of Chapter 25.09 of the Seattle Municipal Code. As indicated in the checklist, this action will result in adverse impacts to the environment. However, due to their temporary nature and limited effects, the impacts are not expected to be significant.

Codes and development regulations applicable to this proposed project will generally provide sufficient mitigation. Requirements will be imposed to comply with Seattle Building Code requirements, as the project includes both approval of the Environmental Review and the building permit. No zoning or land use conditions of approval are imposed.

Submission of a soils report to evaluate the site conditions and provide recommendations for safe construction in areas with liquefaction-prone soils and/or a history of unstable soil conditions. A Geotechnical Engineering Study prepared by GeoEngineers, Inc. of Seattle, WA, and dated August 27, 2006 and supplemented on November 29, 2006 was submitted with this application and has

undergone separate geotechnical review by DPD. The construction plans, including erosion control techniques are receiving separate review by DPD. Any additional information showing conformance with applicable ordinances and codes (ECA ordinance, The Stormwater, Grading and Drainage Control Code,) will be required prior to issuance of building permits. Applicable codes and ordinances provide extensive conditioning authority and prescriptive construction methodology to assure safe construction techniques are utilized; therefore, no additional conditioning is warranted pursuant to SEPA policies.

Short-Term Impacts

The following temporary or construction-related impacts are expected: (1) temporary soil erosion due to site work; (2) disturbance of birds (gulls, crows and songbirds) currently frequenting the proposed site; (3) decreased air quality due to increased dust and suspended particulates during site work and transport of materials to and from the site; (4) increased noise and vibration from construction operations and equipment; (5) increased traffic and parking demand from construction personnel; and (6) tracking of mud onto adjacent streets by construction vehicles. Although not significant, these impacts are adverse, and in some cases, mitigation is warranted.

Several adopted City codes and/or ordinances provide mitigation for some of the identified impacts. Specifically, these are: Critical Areas Ordinance (soil stability and water quality) Stormwater, Grading and Drainage Control Code (grading, site excavation and control of soil erosion through use of best management practices); Street Use Ordinance (watering streets to suppress dust, removal of debris, and obstruction of the pedestrian right-of-way); and the Noise Ordinance (construction noise). Compliance with these applicable codes and ordinances will reduce or eliminate short-term impacts to the environment and, with the exception of construction related noise impacts, they will be sufficient without conditioning pursuant to SEPA policies.

Noise

Some of the construction activities including grading and use of concrete delivery and pumping trucks will create high levels of noise. Later activities, consisting almost entirely of landscaping activities are expected to be fairly quiet. Residential uses exist immediately adjacent to the proposal site to the west, north and also across 15th Avenue NW to the east. It has been the experience of DPD that additional limits of the hours of construction operation, in addition to those provided in the Seattle Noise Ordinance, are sometimes necessary to limit noise impacts to nearby residences to an acceptable level. The Seattle Noise Ordinance would allow these very noisy, construction-related activities to take place from 7:00 a.m. to 10:00 p.m. The use of grading, concrete delivery and concrete pumping equipment in the project area shall be limited to the hours of 7:00 a.m. to 6:00 p.m. on non-holiday weekdays. Other construction-related activities should be adequately limited by the Noise ordinance.

DECISION

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirement of the State Environmental Policy Act (RCW 43.21.C) including the requirement to inform the public of agency decisions pursuant to SEPA.

- [X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030(2)(C)

CONDITIONS

During Construction

1. The use of grading, concrete delivery and concrete pumping equipment in the project area shall be limited to the hours of 7:00 a.m. to 6:00 p.m. on non-holiday weekdays.

Signature: (signature on file) Date: April 5, 2007
Marti Stave, Senior Land Use Planner
Department of Planning and Development

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